SEND TAX BILL
Nikkin Construction, LLC
19 Inveraray
Nashville, TN
37215

PROPERTY OWNER
Nikkin Construction, LLC
Same

MAP **72-05-0P**
PARCEL **2.00**

Karen Johnson
Batch # 1223050
01/03/2025 11 51 44 AM
Fees $13 00 Taxes $2,183 00

Davidson County
DEEDWARR
2 pgs

20250103-0000627

FROM. **First Community Bank of Tennessee**

TO: **Nikkin Construction, LLC, a Tennessee Limited Liability Company**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, **First Community Bank of Tennessee,** hereby sell(s), transfer(s) and convey(s) unto **Nikkin Construction, LLC, a Tennessee Limited Liability Company,** and the said party's heirs and assigns, a certain tract or parcel of real estate, lying and being in DAVIDSON County, Tennessee, and being more particularly bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, Homes at 901 Thomas Ave, a Horizontal Property Regime with Private Elements, as established under the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20210224-0023080, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to First Community Bank of Tennessee, by Trustee's Deed, from James Scott Cocanougher, Trustee of First Community Bank of Tennessee, dated November 13, 2024, of record in Instrument No. 20241115-0089144, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD all rights, title and interest in the above described tract of real estate unto the said **Nikkin Construction, LLC, a Tennessee Limited Liability Company**, and said party's heirs and assigns, forever in fee simple.

First Community Bank of Tennessee, covenant(s) that said party is lawfully seized and possessed of the above described tract of real estate; that said party has a good and lawful right to sell and convey the same.

First Community Bank of Tennessee, covenant(s) and bind(s) said party, and the party's successors and representatives, to forever warrant and defend the title to the above described tract of real estate unto **Nikkin Construction, LLC, a Tennessee Limited Liability Company**, and said party's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 31st day of December, 2024.

FIRST COMMUNITY BANK OF TENNESSEE

BY: _____
Scott Cocanougher, CEO

STATE OF TENNESSEE
COUNTY OF BEDFORD

On this 31st day of December, 2024, before me personally appeared **Scott Cocanougher** to me known (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged to be CEO of **First Community Bank of Tennessee**, the within named bargainor, a banking institution, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the institution.

Witness my hand and seal at office in Shelbyville, Tennessee, this 31st day of December, 2024.

Notary Public: Lea A. Bynum

My Commission Expires: 7/15/2028

LEA A. BYNUM STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $590,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale

Ana Lilia Pichardo
Affiant

Subscribed and sworn to before me this the 31st day of December, 2024.

Lea A. Bynum
Notary Public or Register

My Commission Expires. 7/15/2028
A re/ded2024-0230 fcb

LEA A. BYNUM STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

DOCUMENT PREPARATION
LAW OFFICES OF RAMBO & TROTT
104 DEPOT STREET • P. O. BOX 129 • SHELBYVILLE, TENNESSEE 37160